



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## Planning Commission Staff Report

**Date:** July 21, 2022  
**Project:** Star Estates (Layout Plan 2022-002)  
**Applicant:** Morell Engineering  
**Property Owner:** M. Anne Clift, Charlotte C. Campbell  
**Location:** South of Browns Ferry Road, East of Sullivan Street

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### Request Summary

This is a request for a Layout Plan for 24 lots (residential, commercial, and open space) on 22.75 acres.



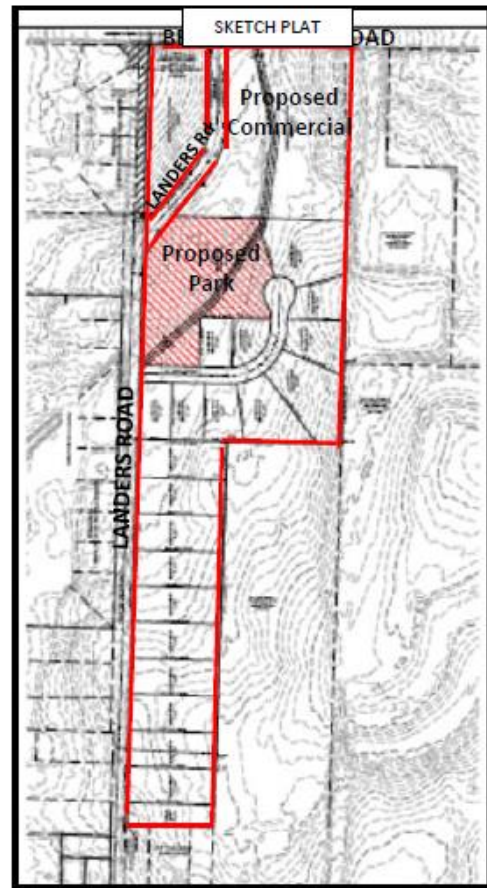
### Recommendation

Motion to:

“Approve the Layout Plan for Star Estates (LP2022-002).”

## **Project Request**

This is a Layout Plan for 24 total lots. It includes 21 single family residential lots on 12.81 acres. Of these, 11 would front on Landers Road and 10 would front on a proposed cul de sac. The two most northern lots, adjoining Browns Ferry Road, are proposed to be rezoned for commercial uses (see separate staff report) and account for 6.79 acres of the total site. The final lot is being proposed for a potential park/open space and is 3.15 acres. The project would construct a six foot wide sidewalk along the east side of Landers.



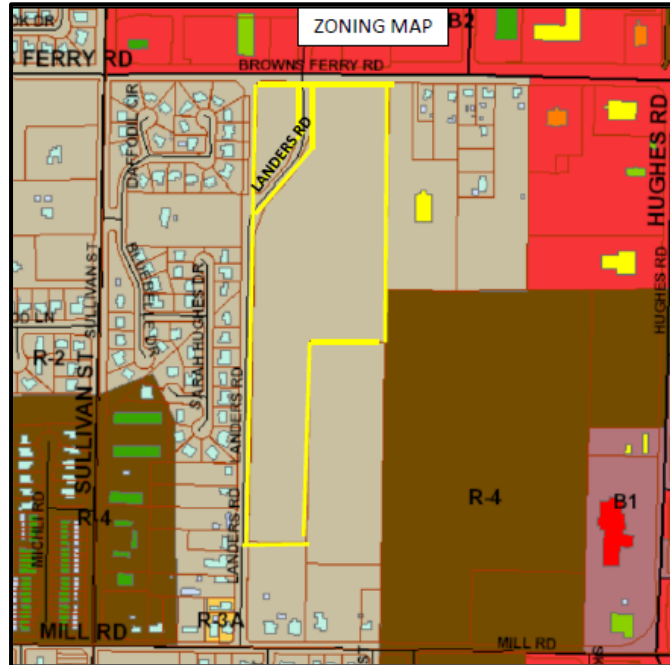
## **General Information**

### **Background:**

A Zoning Map Amendment application has been submitted for the July Planning Commission Meeting. It proposes to rezone the northernmost 6.79 acres from R-2 to B2. For more information, see the staff report for the Landers Road Rezoning.

### **Future Land Use, Zoning, and Existing Land Uses:**

<b>TABLE 1 LAND USE AND ZONING INFORMATION</b>			
<b>Location</b>	<b>Future Land Use Map</b>	<b>Zoning</b>	<b>Existing Land Use</b>
Subject Site	RM (Residential Medium Density)	R-2 (Medium Density Residential)	Undeveloped
North of Subject Property (across Browns Ferry Road)	RM	B2 (Community Business District)	Retail Center
East of Subject Property	RM	R-2 & R-4 (Multi-Family Residential)	Church and approved residential development
South of Subject Property	RM	R-2	Residential dwelling and approved residential development
West of Subject Property (mostly across Landers Road)	RM	R-2	Single-family subdivision



#### **Conformance with Long Range Plans:**

1. Future Land Use Map  
The Future Land Use Map designates the property as RM. The residential section is compatible with this land use category. The proposed commercial lots are not compatible. The new comprehensive plan under development will include an updated land use map that will reflect any zoning changes.
2. West Side Master Plan. Not Applicable
3. Growth Plan  
The subject property is within the boundaries of the Midtown Madison Key Development Area. The Plan recommends specifically the subject property be developed as an “in-town neighborhood consistent with the existing residential character.” Another recommendation is new and existing neighborhoods be connected into the greenway network.
4. Parks & Recreation Master Plan. Not Applicable

#### **Zoning & Subdivision Compliance:**

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations. The minimum lot size for the R-2 District is 10,500 square feet. The smallest proposed residential lot is 15,000 square feet; the largest is 44,749 square feet. All but one of the residential lots that would front Landers Road would be at least 29,600 square feet. The proposed commercial lots also meet the minimum size requirement, which is 20,000 square feet.

### **Technical Review Committee:**

A remnant of the original right-of-way for Landers Road is located along the northwestern boundary of the subject property. It consists of the eastern half of the original right-of-way. The western half was quit claimed to the adjoining properties years ago. The length of the remnant is approximately 529.9 feet. The Technical Review Committee recommends the City Council quit claim the remaining right-of-way to the owners of the subject property.

### **Analysis**

The residential component of the project is well below allowed density at 0.61 units per acre compared with what is allowed in R-2 at 4.14 units per acre. This lower density is in part achieved as a result of the wider lots along Landers Road. The Zoning Ordinance requires 70 feet minimum width at the building line; however, the Layout proposes about 110 feet for all but one lot. The applicant could have added five more lots along the frontage and still met minimum lot width requirements. There are other configurations that could have resulted in additional units as well. Staff thinks the design of the proposed subdivision meets the Growth Plan goal for the area. No notable traffic concerns are associated with the Layout Plan. On the west side of Landers Road, there are seven homes that have driveway access to the Road; the remaining residential properties along the Road back to Landers and have access to Sullivan Street. The project represents an infill development in the heart of Madison. It will provide property for both commercial (if the rezoning is approved) and residential uses, and 3.15 acres of parkland/open space. Staff recommends approval.

### **Attachments**

1. Sketch Plat dated July 13, 2022  
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)